

## HOUSE BILL NO. 183

INTRODUCED BY D. VILLA

A BILL FOR AN ACT ENTITLED: "AN ACT REQUIRING A REVIEW IN THE PREAPPLICATION MEETING OF ITEMS INCLUDED IN A FINAL PLAT; CLARIFYING REQUIREMENTS OF FINAL PLATS; PROHIBITING DESCRIPTIONS IN GRAPHICS OR TEXT OF LAND USE ON A FINAL PLAT; AMENDING SECTIONS 76-3-103, 76-3-504, AND 76-3-611, MCA; AND PROVIDING AN EFFECTIVE DATE."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

**Section 1.** Section 76-3-103, MCA, is amended to read:

**"76-3-103. Definitions.** As used in this chapter, unless the context or subject matter clearly requires otherwise, the following definitions apply:

(1) "Certificate of survey" means a drawing of a field survey prepared by a registered surveyor for the purpose of disclosing facts pertaining to boundary locations.

(2) "Cluster development" means a subdivision with lots clustered in a group of five or more lots that is designed to concentrate building sites on smaller lots in order to reduce capital and maintenance costs for infrastructure through the use of concentrated public services and utilities, while allowing other lands to remain undeveloped.

(3) "Dedication" means the deliberate appropriation of land by an owner for any general and public use, reserving to the landowner no rights that are incompatible with the full exercise and enjoyment of the public use to which the property has been devoted.

(4) (a) "Division of land" means the segregation of one or more parcels of land from a larger tract held in single or undivided ownership by transferring or contracting to transfer title to or possession of a portion of the tract or properly filing a certificate of survey or subdivision plat establishing the identity of the segregated parcels pursuant to this chapter.

(b) The conveyance of a tract of record or an entire parcel of land that was created by a previous division of land is not a division of land.

(5) "Examining land surveyor" means a registered land surveyor appointed by the governing body to review surveys and plats submitted for filing.

(6) "Final plat" means the final drawing of the subdivision and dedication required by this chapter to be prepared for filing for record with the county clerk and recorder and containing all elements and requirements set forth in this chapter and in regulations adopted pursuant to this chapter.

(7) "Governing body" means a board of county commissioners or the governing authority of a city or town organized pursuant to law.

(8) "Immediate family" means a spouse, children by blood or adoption, and parents.

(9) "Land use" means the manner in which real property is used and includes all limitations imposed by governing bodies under Title 76, chapter 2.

(10) "Minor subdivision" means a subdivision that creates five or fewer lots from a tract of record.

~~(10)~~(11) "Planned unit development" means a land development project consisting of residential clusters, industrial parks, shopping centers, or office building parks that compose a planned mixture of land uses built in a prearranged relationship to each other and having open space and community facilities in common ownership or use.

~~(11)~~(12) "Plat" means a graphical representation of a subdivision showing the division of land into lots, parcels, blocks, streets, alleys, and other divisions and dedications.

~~(12)~~(13) "Preliminary plat" means a neat and scaled drawing of a proposed subdivision showing the layout of streets, alleys, lots, blocks, and other elements of a subdivision that furnish a basis for review by a governing body.

~~(13)~~(14) "Public utility" has the meaning provided in 69-3-101, except that for the purposes of this chapter, the term includes county or consolidated city and county water or sewer districts as provided for in Title 7, chapter 13, parts 22 and 23.

~~(14)~~(15) "Subdivider" means a person who causes land to be subdivided or who proposes a subdivision of land.

~~(15)~~(16) "Subdivision" means a division of land or land so divided that it creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision and further includes a condominium or area, regardless of its size, that provides or will provide multiple space for recreational camping vehicles or mobile homes.

~~(16)~~(17) (a) "Tract of record" means an individual parcel of land, irrespective of ownership, that can be

identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office.

(b) Each individual tract of record continues to be an individual parcel of land unless the owner of the parcel has joined it with other contiguous parcels by filing with the county clerk and recorder:

(i) an instrument of conveyance in which the aggregated parcels have been assigned a legal description that describes the resulting single parcel and in which the owner expressly declares the owner's intention that the tracts be merged; or

(ii) a certificate of survey or subdivision plat that shows that the boundaries of the original parcels have been expunged and depicts the boundaries of the larger aggregate parcel.

(c) An instrument of conveyance does not merge parcels of land under subsection ~~(16)(b)(i)~~ (17)(b)(i) unless the instrument states, "This instrument is intended to merge individual parcels of land to form the aggregate parcel(s) described in this instrument" or a similar statement, in addition to the legal description of the aggregate parcels, clearly expressing the owner's intent to effect a merger of parcels."

**Section 2.** Section 76-3-504, MCA, is amended to read:

**"76-3-504. Subdivision regulations -- contents.** (1) The subdivision regulations adopted under this chapter must, at a minimum:

(a) list the materials that must be included in a subdivision application in order for the application to be determined to contain the required elements for the purposes of the review required in 76-3-604(1);

(b) except as provided in 76-3-210, 76-3-509, or 76-3-609, require the subdivider to submit to the governing body an environmental assessment as prescribed in 76-3-603;

(c) establish procedures consistent with this chapter for the submission and review of subdivision applications and amended applications;

(d) prescribe the form and contents of preliminary plats and the documents to accompany final plats;

(e) provide for the identification of areas that, because of natural or human-caused hazards, are unsuitable for subdivision development. The regulations must prohibit subdivisions in these areas unless the hazards can be eliminated or overcome by approved construction techniques or other mitigation measures authorized under 76-3-608(4) and (5). Approved construction techniques or other mitigation measures may not include building regulations as defined in 50-60-101 other than those identified by the department of labor and industry as provided in 50-60-901.

(f) prohibit subdivisions for building purposes in areas located within the floodway of a flood of 100-year frequency, as defined by Title 76, chapter 5, or determined to be subject to flooding by the governing body;

(g) prescribe standards for:

(i) the design and arrangement of lots, streets, and roads;

(ii) grading and drainage;

(iii) subject to the provisions of 76-3-511, water supply and sewage and solid waste disposal that meet the:

(A) regulations adopted by the department of environmental quality under 76-4-104 for subdivisions that will create one or more parcels containing less than 20 acres; and

(B) standards provided in 76-3-604 and 76-3-622 for subdivisions that will create one or more parcels containing 20 acres or more and less than 160 acres; and

(iv) the location and installation of public utilities;

(h) provide procedures for the administration of the park and open-space requirements of this chapter;

(i) provide for the review of subdivision applications by affected public utilities and those agencies of local, state, and federal government identified during the preapplication consultation conducted pursuant to subsection (1)(q) or those having a substantial interest in a proposed subdivision. A public utility or agency review may not delay the governing body's action on the application beyond the time limits specified in this chapter, and the failure of any agency to complete a review of an application may not be a basis for rejection of the application by the governing body.

(j) when a subdivision creates parcels with lot sizes averaging less than 5 acres, require the subdivider to:

(i) reserve all or a portion of the appropriation water rights owned by the owner of the land to be subdivided and transfer the water rights to a single entity for use by landowners within the subdivision who have a legal right to the water and reserve and sever any remaining surface water rights from the land;

(ii) if the land to be subdivided is subject to a contract or interest in a public or private entity formed to provide the use of a water right on the subdivision lots, establish a landowner's water use agreement administered through a single entity that specifies administration and the rights and responsibilities of landowners within the subdivision who have a legal right and access to the water; or

(iii) reserve and sever all surface water rights from the land;

(k) (i) except as provided in subsection (1)(k)(ii), require the subdivider to establish ditch easements in

1 the subdivision that:

2 (A) are in locations of appropriate topographic characteristics and sufficient width to allow the physical  
3 placement and unobstructed maintenance of open ditches or belowground pipelines for the delivery of water for  
4 irrigation to persons and lands legally entitled to the water under an appropriated water right or permit of an  
5 irrigation district or other private or public entity formed to provide for the use of the water right on the subdivision  
6 lots;

7 (B) are a sufficient distance from the centerline of the ditch to allow for construction, repair, maintenance,  
8 and inspection of the ditch; and

9 (C) prohibit the placement of structures or the planting of vegetation other than grass within the ditch  
10 easement without the written permission of the ditch owner.

11 (ii) Establishment of easements pursuant to this subsection (1)(k) is not required if:

12 (A) the average lot size is 1 acre or less and the subdivider provides for disclosure, in a manner  
13 acceptable to the governing body, that adequately notifies potential buyers of lots that are classified as irrigated  
14 land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable;  
15 or

16 (B) the water rights are removed or the process has been initiated to remove the water rights from the  
17 subdivided land through an appropriate legal or administrative process and if the removal or intended removal  
18 is denoted on the preliminary plat. If removal of water rights is not complete upon filing of the final plat, the  
19 subdivider shall provide written notification to prospective buyers of the intent to remove the water right and shall  
20 document that intent, when applicable, in agreements and legal documents for related sales transactions.

21 (l) require the subdivider, unless otherwise provided for under separate written agreement or filed  
22 easement, to file and record ditch easements for unobstructed use and maintenance of existing water delivery  
23 ditches, pipelines, and facilities in the subdivision that are necessary to convey water through the subdivision to  
24 lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with  
25 historic and legal rights;

26 (m) require the subdivider to describe, dimension, and show public utility easements in the subdivision  
27 on the final plat in their true and correct location. The public utility easements must be of sufficient width to allow  
28 the physical placement and unobstructed maintenance of public utility facilities for the provision of public utility  
29 services within the subdivision.

30 (n) establish whether the governing body, its authorized agent or agency, or both will hold public

1 hearings;

2 (o) establish procedures describing how the governing body or its agent or agency will address  
3 information presented at the hearing or hearings held pursuant to 76-3-605 and 76-3-615;

4 (p) establish criteria that the governing body or reviewing authority will use to determine whether a  
5 proposed method of disposition using the exemptions provided in 76-3-201 or 76-3-207 is an attempt to evade  
6 the requirements of this chapter. The regulations must provide for an appeals process to the governing body if  
7 the reviewing authority is not the governing body.

8 (q) establish a preapplication process that:

9 (i) requires a subdivider to meet with the agent or agency, other than the governing body, that is  
10 designated by the governing body to review subdivision applications prior to the subdivider submitting the  
11 application;

12 (ii) requires, for informational purposes only, identification of the state laws, local regulations, and growth  
13 policy provisions, if a growth policy has been adopted, that may apply to the subdivision review process;

14 (iii) requires a list to be made available to the subdivider of the public utilities, those agencies of local,  
15 state, and federal government, and any other entities that may be contacted for comment on the subdivision  
16 application and the timeframes that the public utilities, agencies, and other entities are given to respond. If, during  
17 the review of the application, the agent or agency designated by the governing body contacts a public utility,  
18 agency, or other entity that was not included on the list originally made available to the subdivider, the agent or  
19 agency shall notify the subdivider of the contact and the timeframe for response.

20 (iv) requires that the agent or agency designated by the governing body review with the subdivider the  
21 elements of a final plat and provide a list of requirements for the final plat pertaining to the elements and  
22 requirements of this chapter and regulations adopted pursuant to this chapter;

23 ~~(iv)~~(v) requires that a preapplication meeting take place no more than 30 days from the date that the  
24 agent or agency receives a written request for a preapplication meeting from the subdivider; and

25 ~~(v)~~(vi) establishes a time limit after a preapplication meeting by which an application must be submitted  
26 as provided in 76-3-604.

27 (2) In order to accomplish the purposes described in 76-3-501, the subdivision regulations adopted under  
28 76-3-509 and this section may include provisions that are consistent with this section that promote cluster  
29 development.

30 (3) The governing body may establish deadlines for submittal of subdivision applications."

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2       **Section 3.** Section 76-3-611, MCA, is amended to read:

3       **"76-3-611. Review of final plat.** (1) The governing body shall examine each final subdivision plat and  
4 shall approve the plat only if:

5           (a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this  
6 chapter and regulations adopted pursuant to this chapter; ~~and~~

7           (b) the county treasurer has certified that all real property taxes and special assessments assessed and  
8 levied on the land to be subdivided have been paid;

9           (c) it is an accurate representation of the legal boundaries, monuments, and easements of the divided  
10 real property and is accompanied by the certificates required pursuant to this chapter; and

11           (d) it does not contain graphics or text describing land use.

12       (2) (a) The governing body may require that final subdivision plats and certificates of survey be reviewed  
13 for errors and omissions in calculation or drafting by an examining land surveyor before recording with the county  
14 clerk and recorder. When the survey data shown on the plat or certificate of survey meets the conditions pursuant  
15 to this chapter, the examining land surveyor shall certify the compliance in a printed or stamped certificate on the  
16 plat or certificate of survey. The certificate must be signed by the surveyor.

17       (b) A land surveyor may not act as an examining land surveyor in regard to a plat or certificate of survey  
18 in which the surveyor has a financial or personal interest."

19  
20       NEW SECTION. **Section 4. Effective date.** [This act] is effective July 1, 2009.

21                               - END -